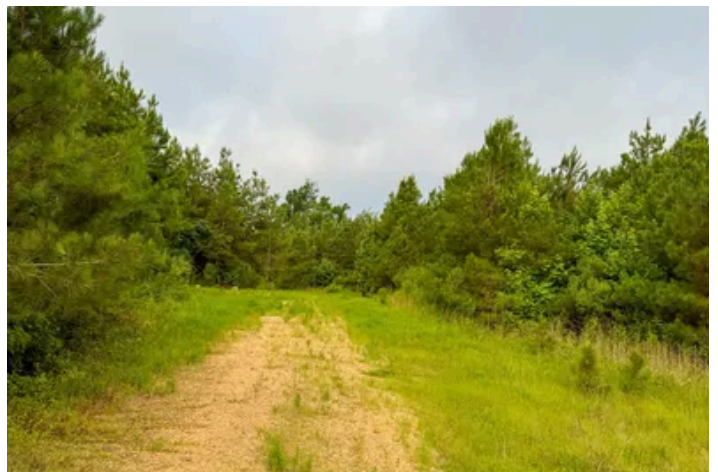


Four Mile Creek on Highway 278  
Highway 278  
Dermott, AR 71638

**\$417,948**  
130.2± Acres  
Drew County



**Four Mile Creek on Highway 278  
Dermott, AR / Drew County**

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**SUMMARY**

**Address**

Highway278

**City, State Zip**

Dermott, AR 71638

**County**

Drew County

**Type**

Hunting Land, Timberland, Recreational Land

**Latitude / Longitude**

33.655037 / -91.5443

**Acreage**

130.2

**Price**

\$417,948

**Property Website**

<https://www.forestryrealestate.com/property/four-mile-creek-on-highway-278/drew/arkansas/83533/>



## **Four Mile Creek on Highway 278 Dermott, AR / Drew County**

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### **PROPERTY DESCRIPTION**

Located between McGehee and Monticello, this land for sale offers outstanding access and highway frontage along Highway 278 in Drew County, Arkansas. Featuring primarily 9-year-old pine plantation, it presents an excellent opportunity for those seeking a timber investment property with strong future growth potential. With its convenient location and great access, this tract is also ideal for hunting, outdoor recreation, and building a private retreat. Four Mile Creek crosses the southwest corner of the property. Whether you're looking to invest in Arkansas timberland or secure a recreational property near Monticello, this listing checks all the boxes.

SELLER IS RETAINING MINERAL RIGHTS.



**Four Mile Creek on Highway 278  
Dermott, AR / Drew County**

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## Locator Map

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## Locator Map



## Satellite Map







## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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